

**PLANNING AND ZONING COMMISSION
STUDY SESSION**

July 7, 2015
7:00 p.m.
Fishbowl Conference Room

ROLL CALL

Commissioners Present:	Commissioners Burney, L. Davis, R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine, and Chairperson Harris	
Commissioners Absent:	None	
Staff Present:	William Duston	City Attorney
	Joel Hornickel	Director of Planning and Development
	Tara Norback	Planning Assistant

AGENDA REVIEW

Chairperson Harris opened the meeting and asked Mr. Hornickel to provide a brief review of the items.

A. Request for a Planned Development Amendment for The Woods PD 2000-001 to Include the Property Located at 2280 Shepherd of the Hills Expressway, Branson, Missouri.

Project No. 15-5.1 (15-00500001)

Applicant: Westgate Resorts

- Mr. Hornickel stated the main intent for the request was to add a new parcel to the planned development. He stated other modifications also being requested included a proposed water park use, list of recreational uses within two of the parcels, specific sign regulations for the businesses along Shepherd of the Hills Expressway and for the overall resort, and minor grammatically changes missed when the planned development was first approved.
- Commissioner Loyd asked what the water quality and runoff requirements were for the resort.
- Mr. Hornickel stated the current requirements, but added the ongoing MS4 process would bring additional regulations and requirements forward in the near future.

Mr. Hornickel stated the Planning and Zoning Commission would be presented two separate zoning items during their August meeting. He also stated recent staff efforts with the creation of a Highway 76 Overlay district, the overall zoning code update, the MuniCode update, and the upcoming Board of Aldermen strategic planning retreat where he would be making a presentation regarding the Community Plan's progress.

Commissioner R. Davis thanked Mr. Hornickel and his staff for their efforts and communications of the smoke-free ordinance.

Commissioner McDowell asked whether a person could be listed on an application if they were not the property owner.

Mr. Hornickel stated staff reviews all applications to insure the correct signature is included. He stated if there is any uncertainty, staff requires proof of signing authority for that applicant.

Commissioner McDowell asked about the City's line of sight requirements as he was concerned about an area within the Home Depot parking lot.

Mr. Hornickel stated the City has specific regulations for sight triangles when landscaping and signage are proposed. He stated the staff reviewed such regulations during plan review and onsite inspections.

Commissioner Burney asked if the City had any regulations against alcohol and vapor shops being allowed to advertise at community events.

Mr. Hornickel stated the City did not currently have such regulations, but the topic could be explored further as part of the current zoning code update.

ADJOURNMENT

Motion by Vice-Chairperson Romine and seconded by Commissioner R. Davis, and unanimously carried to adjourn the meeting at 7:29 pm.



Clark Harris, Chairperson

8-5-15

Date



Joel Hornickel, Director of Planning & Development

8/4/15

Date